087.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	905,500 / 905,500
					USE VALUE:	905,500 / 905,500
					ASSESSED:	905,500 / 905,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CARTHY JOHN F--ETAL	
Owner 2:	MC CARTHY BERNADETTE A	
Owner 3:		
Street 1:	57 RICHFIELD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,303 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 1976 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8303.000	431,700	5,400	468,400	905,500
Total Card	0.191	431,700	5,400	468,400	905,500
Total Parcel	0.191	431,700	5,400	468,400	905,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.25 | /Parcel: 458.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	431,800	5400	8,303.	468,400	905,600	905,600	Year End Roll	12/18/2019
2019	101	FV	358,000	5500	8,303.	434,900	798,400	798,400	Year End Roll	1/3/2019
2018	101	FV	358,000	5500	8,303.	434,900	798,400	798,400	Year End Roll	12/20/2017
2017	101	FV	358,000	5500	8,303.	381,400	744,900	744,900	Year End Roll	1/3/2017
2016	101	FV	358,000	5500	8,303.	347,900	711,400	711,400	Year End	1/4/2016
2015	101	FV	317,500	5500	8,303.	307,800	630,800	630,800	Year End Roll	12/11/2014
2014	101	FV	317,500	5500	8,303.	291,100	614,100	614,100	Year End Roll	12/16/2013
2013	101	FV	317,500	5500	8,303.	277,000	600,000	600,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11127-289		4/29/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2009	143	Re-Roof	6,900					

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	372	PATRIOT
4/3/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8303		Sq. Ft.	Site		0	70.	0.81	12									468,362						468,400	

Total AC/HA: 0.19061 | Total SF/SM: 8303 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 468,362 | Spl Credit | Total: 468,400

User Acct

55059

GIS Ref

GIS Ref

Insp Date

11/15/18

!7083!

PRINT

Date	Time
12/10/20	21:45:42

LAST REV

Date	Time
04/30/19	15:32:43

apro

PAT ACCT. 7083

USER DEFINED

Prior Id # 1:	55059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17763817
Const Adj.:	0.99287075
Adj $ / SQ:	146.155
Other Features:	84444
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530372
Depreciation:	98649
Depreciated Total:	431723

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

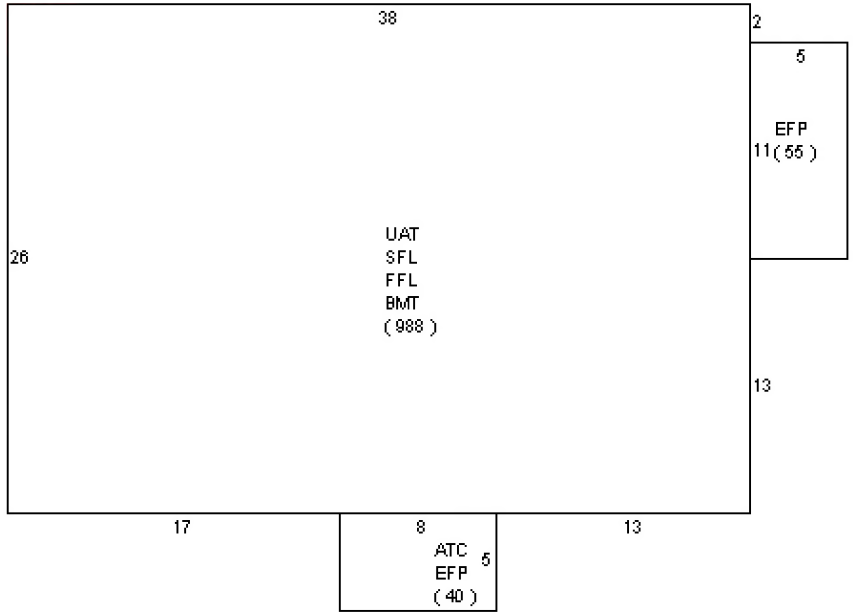
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.85
Special Features:	0	Val/Su Net:	130.03
Final Total:	431700	Val/Su SzAd	216.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	43.850	43,320
FFL	First Floor	988	146.160	144,401
SFL	Second Floor	988	146.160	144,401
UAT	Upper Attic	247	58.460	14,440
EFP	Enclos Porch	95	55.480	5,271
ATC	Attic	14	146.160	2,046

Net Sketched Area:	3,320			Total:	353,879
Size Ad	1990	Gross Are	4087	FinArea	1976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

087.0-0003-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1931	21.58	T	40	101			4,900			4,900
19	Patio	D	Y	1	14X16	A	AV	1970	3.92	T	39.2	101			500			500

More:	N	Total Yard Items:	5,400	Total Special Featues:		Total:	5,400